

The Salisbury Planning Board held its regular meeting Tuesday, September 12, 2006, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Robert Cockerl, Tommy Hairston, Brian Miller, Sandy Reitz, Valarie Stewart, Albert Stout, and Dr. Kelly Vance

ABSENT: Dr. Mark Beymer, Nathan Chambers, Lou Manning, Price Wagoner, and Diane Young

STAFF: Janet Gapen, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, and Joe Morris

Chairman Brian Miller called the meeting to order and offered the invocation. The minutes of the August 22, 2006, meeting were approved as published.

GROUP DEVELOPMENT

A. G-18-06 The Grand on Julian, LLC 1310 Julian Road Tax Map 063, Parcel 023, Zoning R6A-HD

David Phillips gave a staff presentation on the following item.

Mr. Byron Hobson of Winston-Salem submitted the application for the construction of a multi-family residential apartment complex to include eight apartment buildings, eight garages, and one clubhouse with a combined total of 305,255 square feet to be located at 1310 Julian Road. All zoning criteria have been met. The Technical Review Committee (TRC) recommends approval of the application to the Planning Board as submitted.

The property is located near the county fairgrounds and Summit Corporate Center. There are three existing single-family dwellings on the property. The HD overlay allows for 17 units per acre and a total of 276 units are allowable; however, the developer is building eight separate buildings with a total of 240 units. They are including sidewalks in the front of the property on Julian Road and connectivity (a private drive) to the adjacent county property. There will be temporary erosion control that later will be converted to a recreation area. There are accessory storage buildings, garages, a clubhouse, a pool, and a gym.

NC DOT requires a deceleration lane and a center turn lane on Julian Road that will prevent traffic backup.

No one spoke either in favor or against the project. Planning Board thanked the developer for working with staff and bringing forth an attractive project with attributes the city desires.

Valarie Stewart made a MOTION to approve G-18-06 as submitted. Albert Stout seconded the motion with all members VOTING AYE. (7-0)

This group development will be taken to City Council, with a recommendation from Planning Board for approval, Tuesday, September 19, 2006 at 4 p.m. in the Council Chamber.

B. Mid-Year Goals Review

- Staff Presentation
- Board Discussion

This is the time of year the city departments review their goals with the city manager. Preston made a condensed presentation on the Land Management & Development's Council Outcomes and Goals which were adopted March 21, 2006. Below are some of the items presented.

- Develop and implement a comprehensive customer service plan within the city organization.
- Implement the Jersey City neighborhood plan.
- Identify and initiate an "impact project" as part of the North Main Street Small Area. It was noted that funding was not available this year. Janet Gapen is expecting some renderings from an architectural student. There will be a wrap-up with the neighborhood before the Courtesy Hearing.
- Establish a unified community image which exemplifies our community's cultural, educational, historic, environmental, entrepreneurial, and arts attributes.
- Implement the Business Incubator Plan as part of an overall economic development strategy for Salisbury and Rowan County.
- Investigate entrepreneurial loan pool and funding options. (on hold for funding)
- Partner with Rowan Jobs Initiative.
- Consider adoption of the City of Salisbury Land Development Ordinance.
- Prepare East Innes Street streetscape plan.
- Meet with school officials to determine needs with which the city can assist.
- Enable children to walk and bicycle to school.
- Encourage a healthy and active lifestyle from an early age.
- Implement Downtown Salisbury Master Plan.
- Review Construction Standards.
- Seek local permitting authority for utility extensions.
- Salisbury-Rowan Utilities to update and enforce existing State-mandated plans and programs.
- Develop a communication plan for sharing development processes and ordinances with stakeholders.
- Provisions for a passenger rail from Salisbury to Asheville, NC and the depot trackside canopy.

Mr. Mitchell went over the Land Development Ordinance code rewrite schedule that Planning Board may receive in November and introduced the National Pollution Discharge Elimination System (NPDES). This is a stormwater ordinance that will be added to the city's current ordinance to regulate stormwater runoff.

The presentation included pictures of the projects from Engineering, GIS, Planning, and Development Services.

Planning Board received a copy of their goals in their agenda package.

COMMITTEES

A. Schedule

(1) Committee 1–Sidewalk Prioritization Plan Committee

Planning Board Committee 1 (Sidewalk Prioritization Committee) will meet Friday, September 29, at 8 a.m. in the second floor conference room at City Hall. (Lou Manning, Price Wagoner, Brian Miller, Sandy Reitz) The draft of the plan is anticipated for October Planning Board and to City Council in November.

(2) Committee 2–Small Area/Sub Area Planning Committee

Define the difference between Small Area Planning and Large-Scale Subarea Land Use Planning, and establish policies for development of future Small Area Plans and Subarea Plans.

Planning Board Committee 2 (Small and Sub Area Planning) will meet Friday, September 22, at 7 a.m. in the Hospital Cafeteria. Materials will be prepared and distributed to the committee in advance. (Albert Stout, Valarie Stewart, Robert Cockerl, and Kelly Vance)

OTHER BOARD BUSINESS

A. Chairman

Mr. Miller thanked the Board for their continued focus and attention; the last quarter of the year can be pretty hectic. He is looking forward to the planning projects coming to the Board and to being proactive.

B. Other Board members – no comments

C. Staff

- Board members received updated versions of the Rules of Procedure.
- A joint meeting of the Mayor and Councilors of Salisbury, England will be held Thursday, September 28 at 3 p.m. in the Council Chamber.

There being no further business to come before the Planning Board, the meeting was adjourned at 5:00 p.m.

Brian Miller, Chairman

Lou Manning, Vice Chairman

Secretary, Diana Moghrabi